

+ MAKING SPACE FOR GREATNESS

Goodman

SPACE FOR THE WELL-CONNECTED



Chifley Business Park
1 Federation Way,
Moorabbin Airport, VIC

Strategic location



Chifley Business Park is an architecturally designed campus style estate, providing superior on-site amenities and facilities.

Boasting convenient access to major roads and public transport routes, extensive landscaping, modern industrial and commercial spaces, and ample on-site parking



Chifley Business Park is a premium estate for customers looking to upgrade their corporate image.

Join high profile customers including Costco, Coca-Cola, Visy, Spectrum Brands, and Simplot.

PREMIUM
ESTATE

4 bus routes
service the estate

2.4KM to Monash Freeway

5.6KM to Nepean Highway

21KM to Melbourne CBD

28KM to Port Melbourne

**Easy
access**

ACCESS



KEY

- Airport
- Bank/ATM
- Café
- Childcare
- Hotel
- Leisure/Sport
- Petrol Station
- Shopping
- Restaurant

- Bus route 705
- Bus route 828
- Bus route 811/812

VIEW FROM ABOVE



NEARBY AMENITY AND SERVICES



Chifley Business Park offers convenient on-site amenities for employees to enjoy, including a café, gym, childcare centre and Costco.

A variety of shopping options are within walking distance including DFO, Aldi, and numerous retail options at the recently expanded Kingston Central Plaza located adjacent to the estate.



Key area statistics

 **3.1m**
TOTAL POPULATION

 **1.1m**
TOTAL HOUSEHOLDS

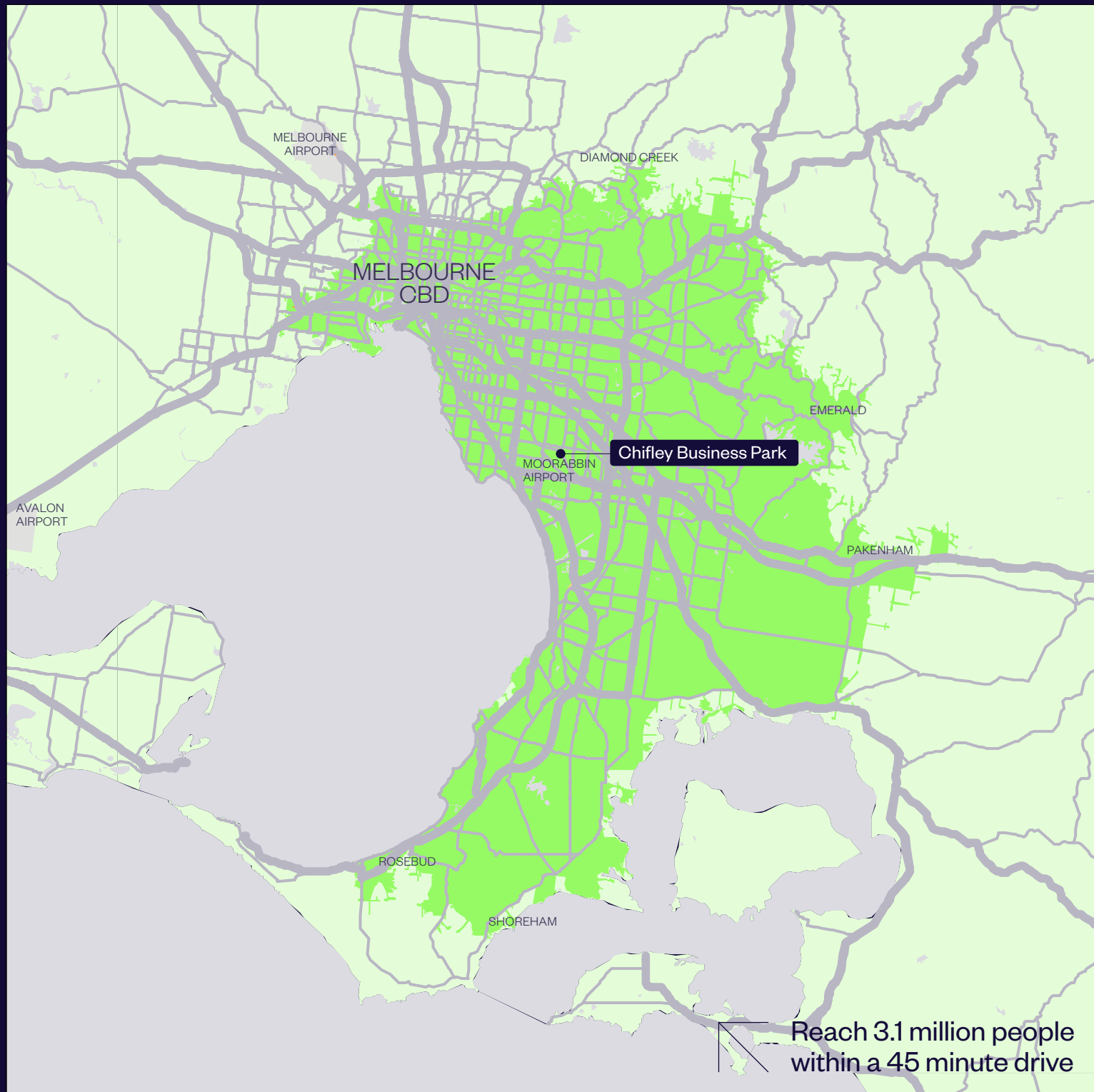
 **\$103.2bn**
TOTAL PURCHASING POWER

Total spend on

 **\$10.5bn**
CLOTHING

 **\$14.5bn**
FOOD + BEVERAGE

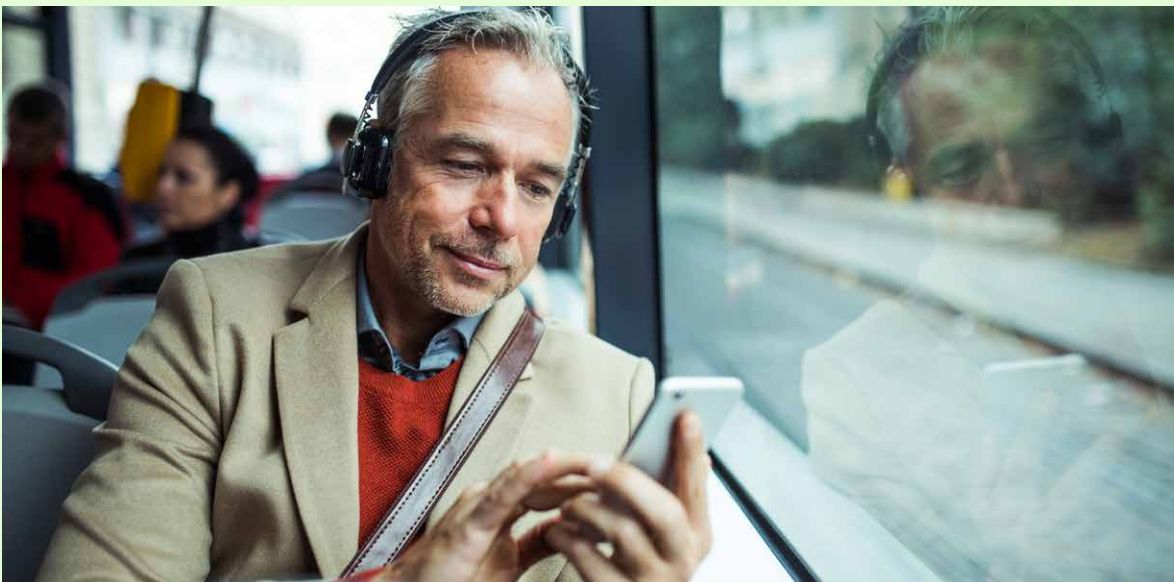
 **\$3.6bn**
PERSONAL CARE



Source: Esri and Michael Bauer Research

**WITHIN
45 MINUTE
DRIVE TIME**

Connection

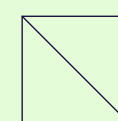


OVERVIEW

Chifley Business Park is conveniently located close to major arterial roads including the Nepean Highway, Monash Freeway and Warrigal Road.

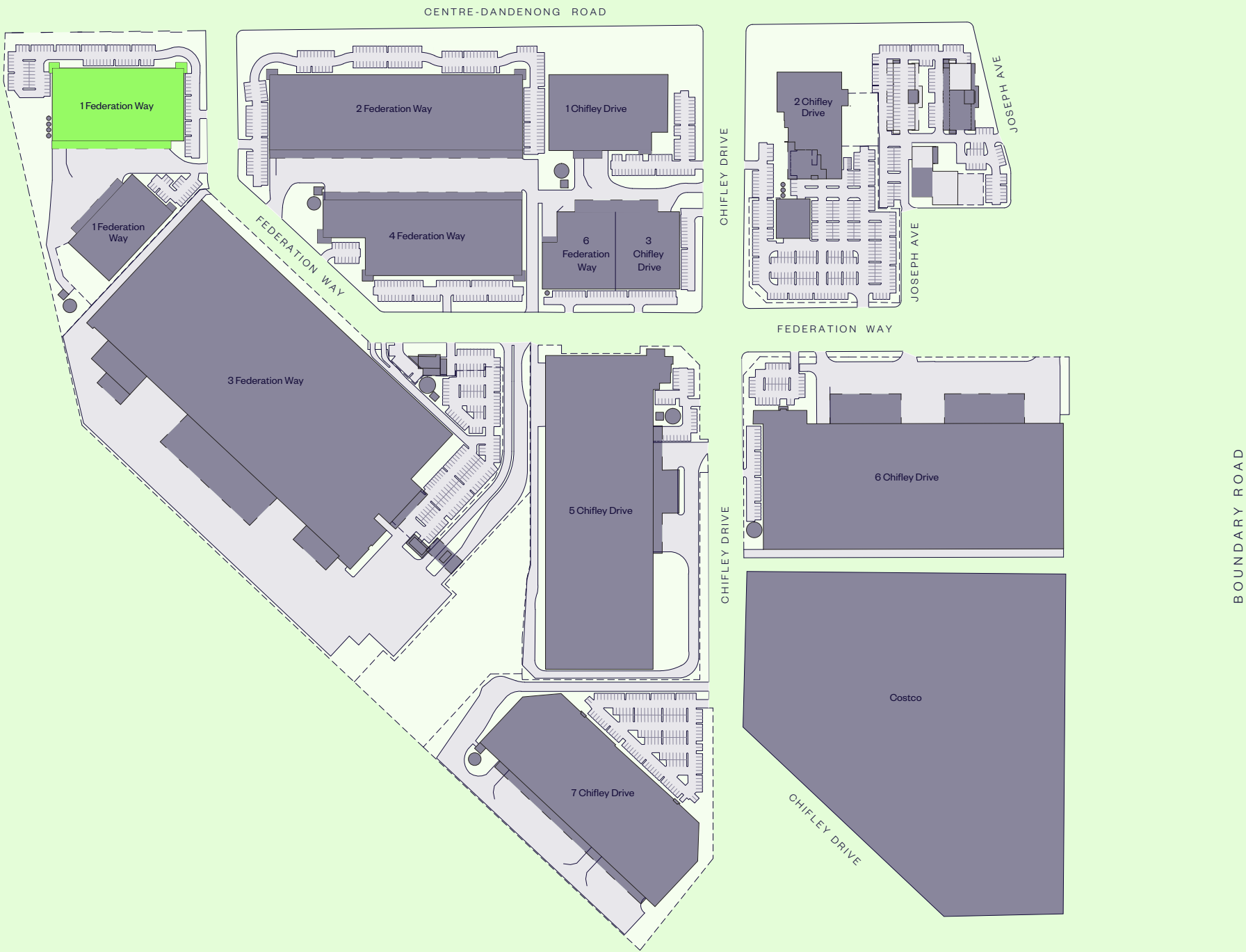
The newly-opened Mordialloc Freeway provides excellent connectivity to the Bayside region. The nearby Dingley and Dandenong Bypasses connect established industrial precincts in Dandenong.

In addition to ample on-site car parking, buses service the park, operating between Hampton and Cheltenham train stations.



Superior facilities with convenient access to major roads and public transport.

MASTERPLAN



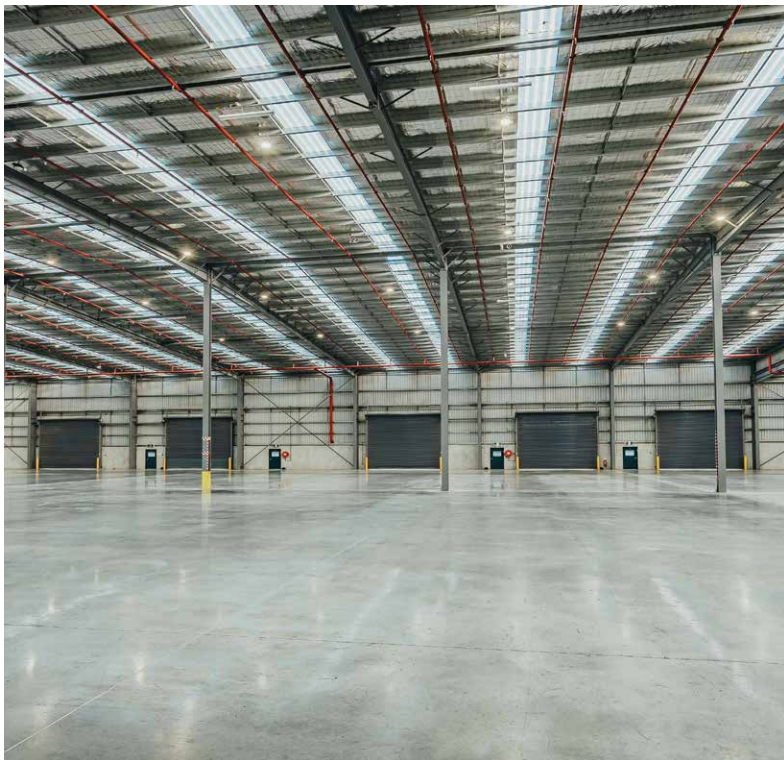
■ FOR LEASE

FEATURES



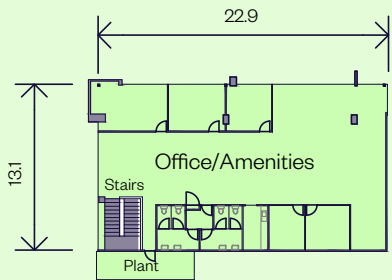
1 Federation Way

- + 5,721 sqm warehouse space (subject to survey)
- + 590 sqm office and amenities over two floors
- + Five roller shutter doors
- + Two recessed docks
- + Ample parking
- + Corporate signage opportunities (along Centre Dandenong Road).

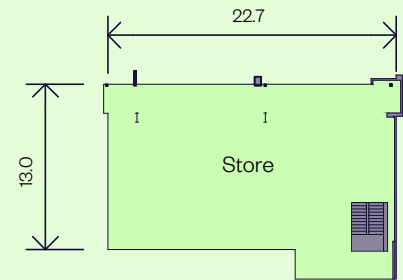


1 FEDERATION WAY PLAN

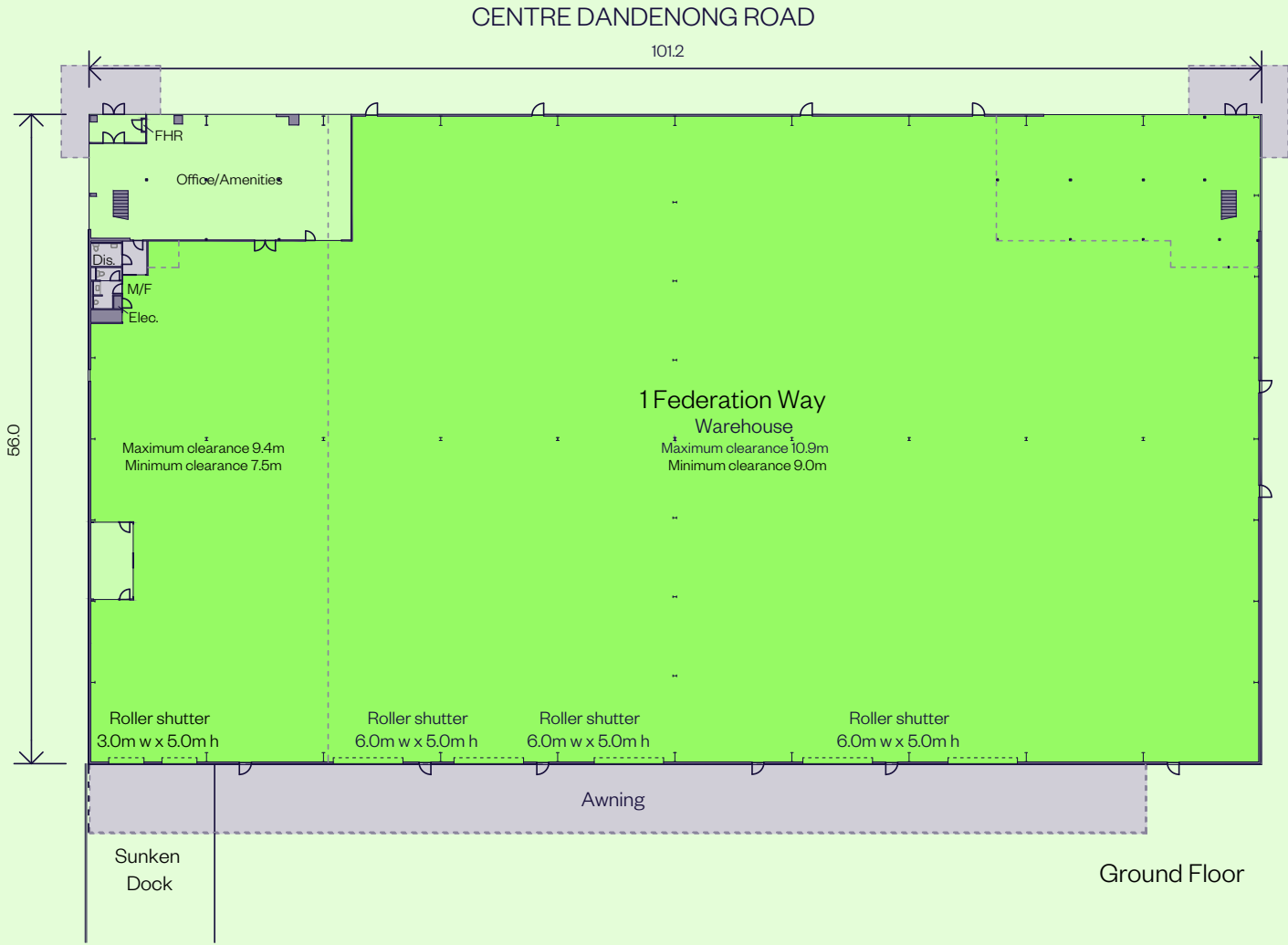
AREA SCHEDULE	SQM
Ground floor	
Warehouse + store	5,721
Office + amenities	590
Total building area	6,311



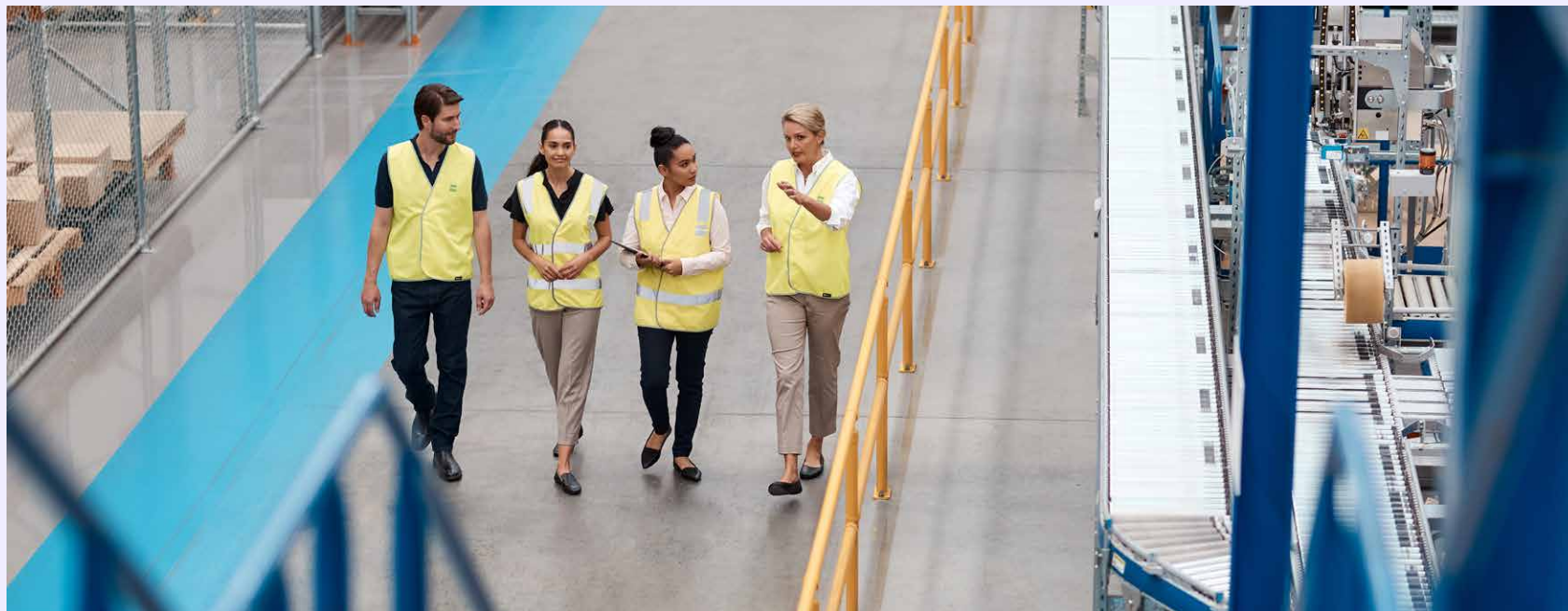
First Floor



Mezzanine



Our teams provide progressive insights to business needs in an ever-changing world



SERVICE

Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

Sustainability



We aim to be leaders in environment, social and governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

Here's a snapshot of some of our initiatives across our Australian portfolio.

Procurement

To ensure the products and services we purchase don't harm people or the planet, we're working step-by-step with our suppliers and contractors. On the horizon are clear targets and minimum expectations for our supply chain partners. But for now, we are working together to set a baseline and understand obstacles and opportunities.



Climate resilience

Goodman has several control measures in place to futureproof our portfolio, keep our customers safe, and mitigate against the risks of climate change. These measures include inspections of structure and façade, roof audits, landscape maintenance and potable water monitoring.

Solar

We have installed over 24MW of rooftop solar on approximately 170 of our properties in Australia. That's more than 60,000 solar panels – enough to power 6,000 homes, or the equivalent of taking 15,800 passenger vehicles off the road.

LED lighting + motion sensors

100% of the portfolio will have LED lighting and motion sensors installed by end June 2024. This will reduce energy consumption and provide optimum lighting comfort for our customers

Smart meters

Smart meters help to manage electricity consumption by providing regular data related to interval electricity usage.

Electric vehicle future

Goodman recognises our role in preparing our estates and our customers for an EV future. We're supporting the switch to EVs by building a green fleet, encouraging our people to purchase EVs, providing dedicated EV bays and charge points at all new developments, and collaborating with our customers.

Sustainable landscaping

- + We have installed tanks to harvest rainwater
- + Our properties use smart water metering that allows easy access to irrigation programs via a smart device, such as a mobile phone
- + From December 2022 all handheld equipment used in landscaping and cleaning work at our properties will be battery operated



- + We use drought tolerant plants combined with ballast rock
- + A green waste recycling pilot project on several of our properties processed an estimated 500 cubic metres of green waste in just six months. The trial was so successful that we will roll out green waste recycling across all of our properties in November 2022
- + We have been trialling a new steam weed control which surpasses the chemical Glyphosate. We're working closely with the manufacturer to improve the efficacy and portability so we can use it more widely.

INCLUSION AND DIVERSITY

Central to our purpose of “making space for greatness” is creating an environment where I&D is embedded into everything we do.

We work to create a culture where our people are valued and have the opportunity to realise their potential.

We are all accountable for making it a reality. Our people are champions of openness, fairness and respect.



At Goodman, we lead the way in inclusion and diversity.

FIRST NATIONS ENGAGEMENT



We acknowledge the Aboriginal and Torres Strait Islander Traditional Custodians of the land on which we work and live. We pay respect to Elders past, present and emerging. We value their custodianship of 65,000 years.



As a business that works across many locations, we have a responsibility to listen, learn and walk alongside First Nations peoples to ensure our activities support the continuing of connection to their land, waters, cultures, language and traditions.

Goodman has been moving through the Reflect stage of our Reconciliation Action Plan (RAP). A RAP is designed to provide tangible and genuine benefits for Aboriginal and Torres Strait Islander peoples around the core pillars of relationships, respect and opportunities. Like anything we do, it's important that our first RAP is authentic and ambitious—we're determined to make a difference.

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we’re able to make a real difference, where and when it matters most.



Above: Clontarf Foundation
Bottom L-R: Clontarf Foundation, Thread Together, Bestest Foundation

How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth

Charity organisations who help protect, nurture and support children or young people.

Food rescue and environment

Charity organisations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health

Charity organisations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

LEARN MORE ABOUT THE GOODMAN FOUNDATION



CONTACT



ENQUIRE NOW

Jackson Barry
Asset Manager
T. 02 9230 7239
M.0403 417 800
jackson.barry@goodman.com

Mark Gower
Head of Property Services, Southern States
T. 03 9012 8207
M.0414 603 601
mark.gower@goodman.com

Goodman
1/467 Plummer Street
Port Melbourne VIC 3206
T. 03 9012 8200

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